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## Rental market gathers strength

With the recent slowdown in the residential property market, more and more people are turning to the rental market, says ARLA member Jacqui Marriot of Brown & Co's Brigg office.

"We are seeing a significant increase in applicants coming forward," she says.

"Numbers are being swelled by those waiting to see where the property market is heading – some are would-be first time buyers, others are waiting to move up the property ladder and renting as a temporary measure after selling their current property. We are also seeing an upturn in applicants relocating to Lincolnshire due to work."

Commenting on the local rental market, she goes on to say that there is strong demand for good rental properties in the £475 - £650 per month bracket and as such rents are rising. Some new landlords are owners who, having found the house of their dreams, have taken out bridging loans and are renting out their original properties.

"The buy-to-let market appears to be holding up well as there are few signs that landlords are taking advantage of the more favourable capital gains tax regime to bail out," says Jacqui Marriott. According to a recent national survey of the Royal Institute of Chartered Surveyors, (RICS), only two per cent of landlords are currently planning to sell properties at the expiry of tenant leases.

Well-established in the North Lincolnshire lettings market, Brown & Co is the only agent in Brigg to be a member of the Association of Residential Lettings Agents (ARLA). As such the lettings team work within a robust Code of Practice with comprehensive membership Byelaws which include compliance with the handling and accounting for clients' money; the mandatory ARLA Client Money Protection Bonding Scheme; Professional Indemnity Insurance; Dealing with Complaints and Disciplinary Procedures.

PROPERTY & BUSINESS CONSULTANTS – LONDON, UK & OVERSEAS OFFICES

For further information, landlords and tenants should visit [www.arla.co.uk](http://www.arla.co.uk)

**ENDS**

For further information, please contact

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**Notes to editors**

Brown & Co is a firm of independent rural property, land and business specialists operating from ten offices in the East of England, London, Poland and St Lucia.

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- Residential Agency and Lettings
- Commercial Property
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